

Staff Report

San Luis Obispo County Airport Land Use Commission 4-1

DATE: July 19, 2006

TO: AIRPORT LAND USE COMMISSION

FROM: BILL ROBESON, COUNTY PLANNING AND BUILDING

REFERRING AGENCY: CITY OF SAN LUIS OBISPO: Jaime Hill, Planner
APPLICANT: City of San Luis Obispo.

SUBJECT: A MANDATORY REFERRAL FOR DETERMINATION OF CONSISTENCY OR INCONSISTENCY FOR A GENERAL PLAN AMENDMENT TO THE AIRPORT AREA SPECIFIC PLAN (AASP). THE CITY IS REQUESTING THAT TEMPORARY PARKING BE ALLOWED IN THE BUSINESS PARK (BP) ZONE. THE AASP IS ROUGHLY 1,500 ACRES AND IS APPROXIMATELY 2.5 MILES SOUTH OF DOWNTOWN SAN LUIS OBISPO AND GENERALLY SURROUNDS THE SAN LUIS OBISPO COUNTY REGIONAL AIRPORT. A MAJORITY OF THE AASP IS LOCATED TO THE NORTH AND WEST OF THE AIRPORT (see attached Land Use Designations map). THE ENTIRE AREA WITHIN THE AASP IS INSIDE THE CITY'S URBAN RESERVE LINE AND HAS LAND AREA LOCATED IN ALL SAN LUIS OBISPO COUNTY REGIONAL AIRPORT LAND USE PLAN SAFETY AREAS. HOWEVER, THE BUSINESS PARK ZONES ARE LOCATED IN SAFETY AREAS: S-1B, S-1C AND S-2.

RECOMMENDATION

Recommend a determination of Consistency to the City of San Luis Obispo for the amendment of the AASP to allow for Temporary Parking in the Business Park Zones based on the finding below.

Finding: The allowance of a "Temporary Parking" use in the Business Park zones of the subject parcels is consistent with the San Luis Obispo County Regional Airport Land Use Plan (ALUP) because the maximum density will not exceed the limitations provided by Table 9 of the ALUP and all other applicable ALUP policies are satisfied.

PROJECT DESCRIPTION

Proposal: Mandatory referral for determination of a text amendment to the AASP to allow for Temporary Parking in the Business park zones. The intent of the General Plan Amendment is to allow for overflow parking and shared parking for the Damon Garcia Sports Fields and for temporary flexibility in parking for projects that are phased. Please see the attached Memorandum from the City of San Luis Obispo dated July 7, 2006 for proposed amendment wording.

Setting

Existing Uses: vacant /undeveloped
Site Area: approximately: 100acres

Discussion

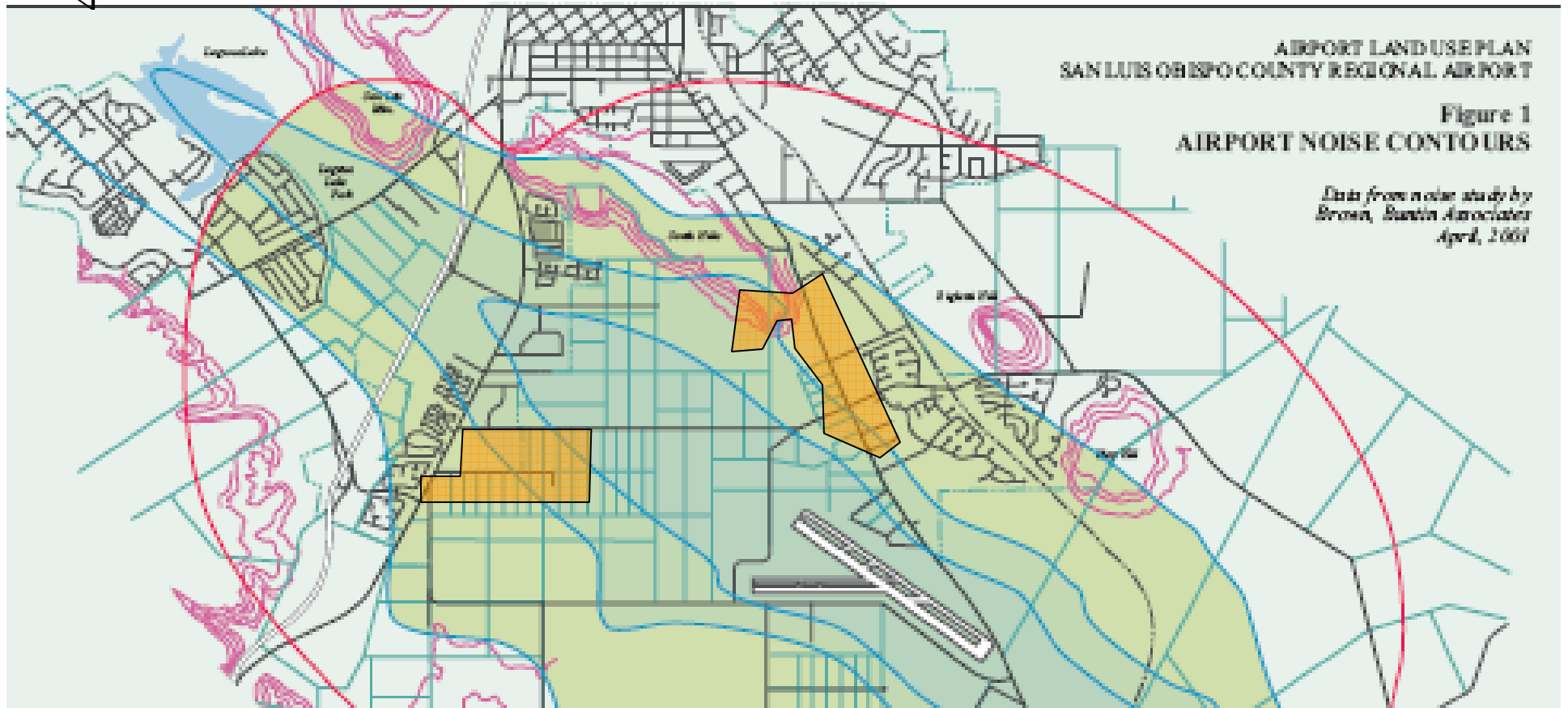
On occasion a use in the Business Park zone will require temporary parking. Temporary parking facilities are utilized during phased construction of projects and as shared parking areas during construction. This is an important component to many development projects in the AASP since

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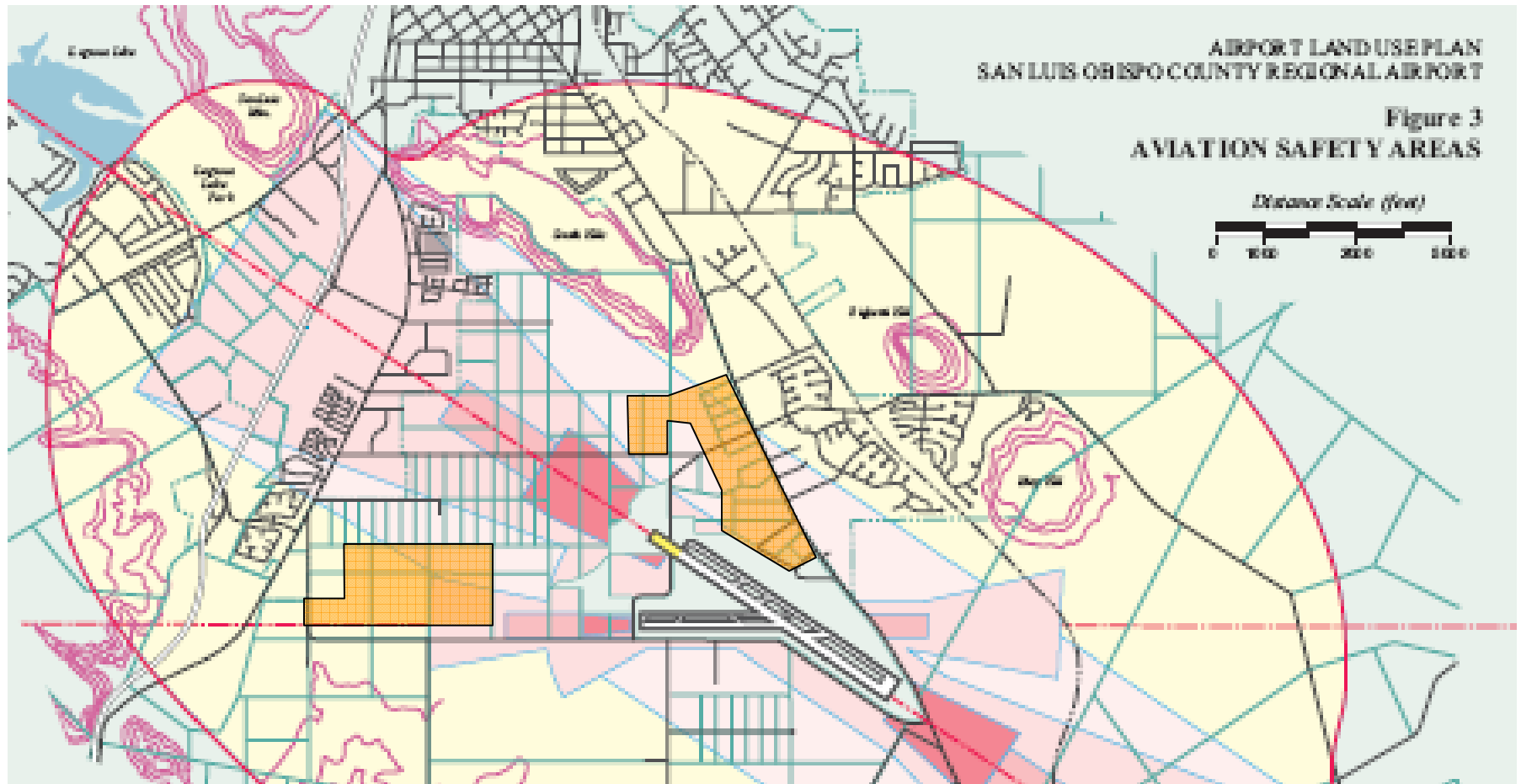
both the City and County require a “campus style design” and layout of buildings. In addition, the Damon Garcia Sports Fields intermittently has the need for overflow parking. The vacant lot to the south can be utilized for this purpose. When this vacant lot is developed and the permanent parking lot is in place it may be used as a shared parking lot with the Sports Fields since the peak use times for each use will most likely not coincide. This temporary parking area will not increase density to the Sports Fields use nor to any other use in the Business Park zone.

Recommendation

Staff advises your Commission determine that the proposed General Plan Amendment be found consistent with the Airport Land Use Plan (ALUP), because the maximum number of people per acre set for the Safety Areas where Business Park zones are located in, will not change and because the Temporary Parking, although not listed in the ALUP, is a compatible use in Safety Areas: **S-1B, S-1C AND S-2.**



Business Park zones located on the Airport Noise Contour map



THE BUSINESS PARK ZONES ARE LOCATED IN SAFETY AREAS: S-1B, S-1C AND S-2.

Business Park Zones—AASP Land Use/zoning map

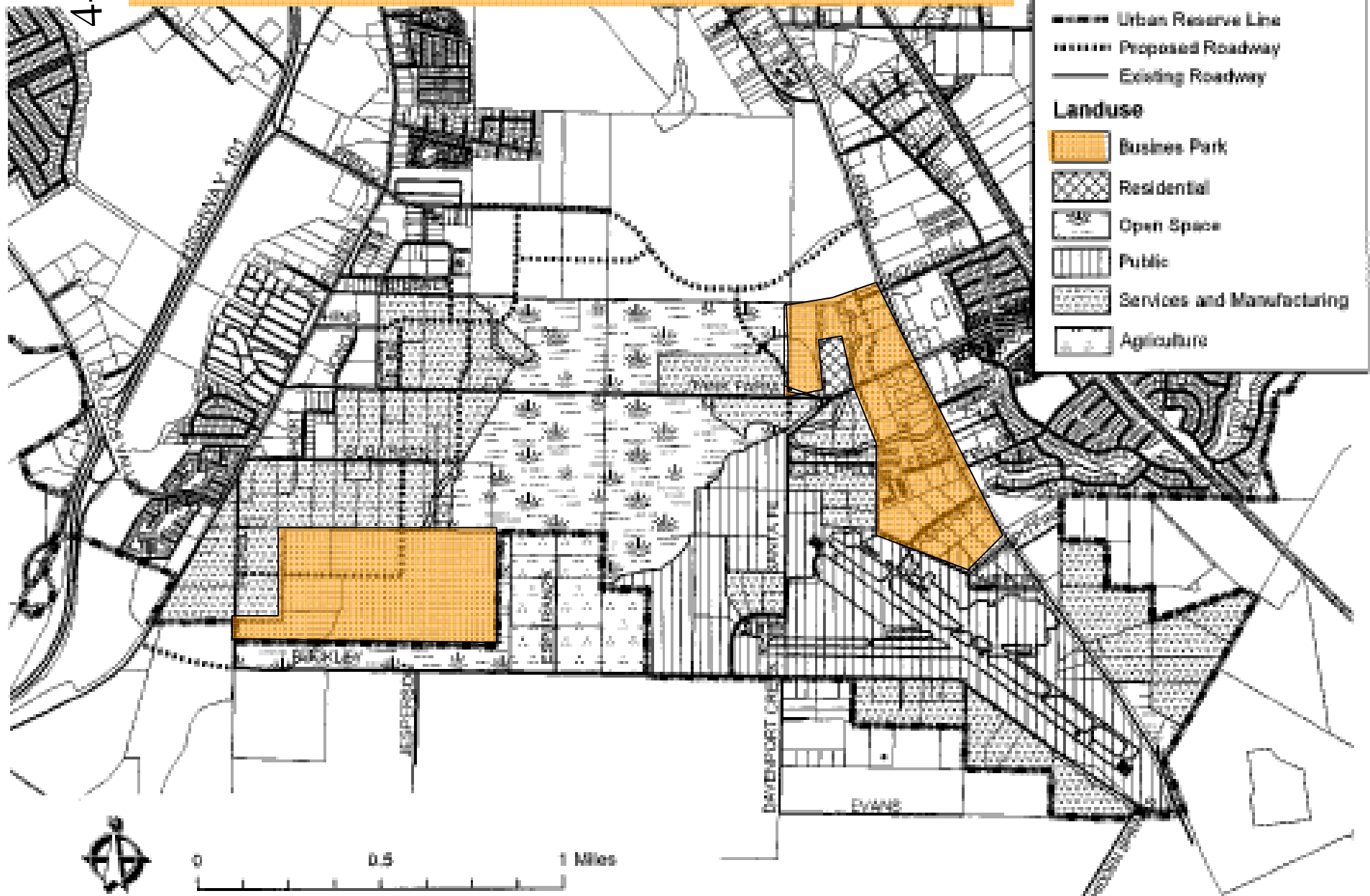


Figure 4-1 Land Use Designations

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Damon Garcia
Sports Fields

